

Holiday Park, Park & Recreation District
Workshop Meeting Minutes
December 22, 2020

I. Call to Order by 1st Vice Karin Anderson @ 9:00 AM.

II. Roll Call

Taken By: Barbara Vitolo

Present: 1st Vice Karin Anderson, 2nd Vice Ken Judd, Treasurer Don LaMaster, Secretary Cheryl Morris, Trustee Betty Hart, Trustee Jim Oliver, Trustee Mike Nasalski, and Sgt at Arms, George Clinch. Chairperson Dick Gortz arrived after 5 minutes.

Absent: Trustee Bob Bachman and District Manager Tess Schofield.

III. New Business

1. Revision of ACC Rules & Regs.

Karin Anderson reviewed the changes proposed to the ACC Rules & Regulations.

Don LaMaster and Ken Judd did not agree with the addition under rule 8d. They believe that it is too easy to move pins and a survey should be required. Mike Nasalski wanted to know if a survey expires at any time.

Don LaMaster stated that a survey is acceptable if it shows the current coach on the lot.

Kenn Judd stated that he does not agree with the changes to rule 33-A-6 concerning sheds. He believes that one side of a shed was to be within 6" of the coach.

Karin Anderson stated that the new shed must be parallel to either the side or back of the coach.

Mike Nasalski agreed that the shed should be parallel to the coach and within 6".

Karin Anderson stated that this item will be sent back to ACC for review.

2. Lake Management.

Karin Anderson read the recommendation concerning pond management from the District Manager.

Mike Nasalski recommended The Lake Doctors be contracted at \$1200.00 annually to care for the three ponds.

Don LaMaster agreed with Mike Nasalski.

This item will be moved to the agenda of the next Trustee Meeting.

3. Landscape Company Options.

Dick Gortz stated that our current landscape company has a contract that ends in 2022. To void that contract the park must notify them of any deficiencies

and give them 30 days to rectify them. If they do not rectify then the contract can be set aside. A decision needs to be made concerning how the contract should be put out for bids. The park may want to consider a company to do the swales separate from the mowing.

Betty Hart stated that the District Manager was handling the landscape bidding project.

Don LaMaster stated that a decision will need to be made before asking for bids.

Cheryl Morris stated that it seemed to work best when there was 2 separate mowing companies along with a company to clean the swales.

Dick Gortz stated that it may be hard to find companies that want to mow mobile home parks that allow the planting and flagpoles that are allowed here.

Don LaMaster is concerned that the swale company would complain that the mowers are blowing the grass into the swales.

Ken Judd expressed that 2 companies are the better option.

Karin Anderson stated that the current lawn care companies do not have enough staff and do not want to worry about swales.

Dick Gortz stated that the park can get bids from numerous companies and see what options we have and stated that all landscape companies are hiring from the same pool of employees.

Ken Judd stated that each company can bid with and without swale work.

This item was moved for further discussion after the park gets some bids.

4. Ratify culvert repair contract.

Don LaMaster stated that he and Ken Judd were made aware of the collapsed culvert and had to have it repaired. There is 55 feet of pipe that will need to be replaced.

Cheryl Morris is concerned that galvanized pipe may not be the best option.

Ken Judd stated that plastic pipe maybe the way to go but, it was not what was requested.

This item will be moved to the agenda of the next Trustee meeting for payment.

5. Proximity Card Cost.

Karin Anderson explained the changes to the Rules for Issuing and Receiving Bar Codes. Proximity cards can now be purchased for \$5.00.

Cheryl Morris stated that there would no longer be a refund of such cards.

Don LaMaster would like to see the word "new resident" to be replaced with "resident" on rule 5 and 6.

Karin Anderson stated that she is uncomfortable with giving proximity cards to anyone other than residents and renters. These should not be given to guests.

Cheryl Morris agreed with Karin Anderson.

This item was moved to the agenda for the next Trustee meeting.

6. Fine Rules

Dick Gortz stated that the fine committee did a great job and thanked them for their hard work.

Karin Anderson stated she would like to see additional fines as they relate to compound rules.

Cheryl Morris stated that violation of ACC rules is a \$100.00 fine. All violations may not be \$100 worthy.

John Kahnoski (a member of the fine committee) stated that the committee looked at violations and the serious nature of the rule. The committee thought a pool violation was not as serious as an ACC violation. They also determined that the Board of Trustees could determine what the final fine assessed would be. The resident will have 14 days to comply with violation correction.

Dick Gortz stated these are just recommended fines and this will need to be sent to attorney for final verbiage. Mr. Gortz also stated that the attorney would review the fine listing and write the process that would set how the fines would be determined and applied. Mr. Gortz also recommended that a violation of compound rules and RV/boat/trailer in yard over 48 hours be a \$100.00 fine.

Mike Nasalski asked if the fines are set in stone.

Jim Oliver asked how the Board of Trustees are going to levy fines and enforce such fines.

Dick Gortz stated that residents would not be allowed to use facilities and common grounds until fines are paid.

Betty Hart asked how the residents will be aware of this new system.

Dick Gortz stated the fine system will be published.

Mike Nasalski stated that the fine committee had recommendations for implementation.

Don LaMaster recommended that it be included with other required mailings.

Karin Anderson stated that this should be sent to attorney for legal requirements and advice.

Ken Judd would like to see something done about political signs in yards, barking dogs, and derelict vehicles. All the issues need to be addressed and they need to be handled consistently.

7. Review of Manager Applications.

Cheryl Morris stated that the most recent applications do not meet the basic job requirements and should not be granted an interview.

Mike Nasalski and Don LaMaster agree with Cheryl Morris.

Dick Gortz stated that there are 3 interviews set for next week. Each applicant will spend an hour with Mr. Gortz. This will include a tour of the facilities and a review of expectations. Then each Trustee will be given a 15-minute time slot for a personal interview. On Wednesday, December 30th, there will be a special workshop at 7 pm to discuss the interviews.

Ken Judd advised that each applicant be made aware of the current issues facing the park.

8. Manager Duties and Responsibilities.

Cheryl Morris stated that the Manager's Duties and Responsibilities needed to be tightened up and made more consistent.

Don LaMaster agreed with changes.

Karin Anderson stated this document was used in the past to evaluate the managers.

The changes are approved and will be made to the form.

9. Drainage.

Ken Judd stated that there will be more culverts failing due to their age and condition.

Mike Nasalski asked if the culverts could be a new line item on future budgets.

Dick Gortz stated that a plan to meet all of the upcoming projects is needed.

Cheryl Morris asked if a list of projects to be addressed in the next 5 years could be created, and the Trustees could rank them in order of importance.

Dick Gortz stated he had a list, and he would share.

Don LaMaster stated that the Gator replacement is needed. This item is fully funded in the reserve.

Cheryl Morris stated that the truck is also an item that may need replacing.

Don LaMaster stated that the truck is not fully funded and there is only \$21,000.00 in the reserve set aside.

Mike Nasalski stated that if the miles are low, leasing could be an option.

IV. Supplemental Items

None

V. Trustee Comments

Don LaMaster stated that AARP will be doing taxes virtually. This service will only be available to residents of the park. The anticipated start date will be February. Residents will have to make an appointment to bring in their documents to be scanned. Once the taxes are complete, the taxpayer will be contacted to pick up.

Cheryl Morris is concerned with the security of storing documents in the cloud.

Jim Oliver wanted to wish everyone a Merry Christmas and a Happy New Year.

Mike Nasalski stated that after meeting with the District Manager, corrective action forms are available in the main hall outside the office windows. He also reminded everyone to yield to pedestrians in the crosswalks.

VI. Residents Comments

Resident George Clinch stated that there was a lengthy discussion about fines, however, there are a couple of houses in the park that need to be reviewed for violations.

Dick Gortz stated that many of these homes are in litigation and the park cannot do anything at this time.

Jim Oliver mentioned the home at 5230 Palena that has the tarp falling off the roof.

Karin Anderson stated that the attorney for the homeowner wrote to the Park, stating that the homeowner is in litigation with a roofing company. The roof cannot be touched as it is evidence in the court case.

Resident George Clinch stated that the eyesores need to be addressed and the

other residents need to be aware of what is going on.
Ken Judd mentioned a workshop that is in a carport.
Jim Oliver mentioned a home on Holiday Park Blvd. that has water running across the carport. This home has been reported to the City of North Port.
Lois Langtry representing Just Us Girls wanted to know the rules concerning the electronic sign. Recently, Just Us Girls was turned down for a sign request, because the activity was outside the park.
Dick Gortz thought it might be because of the COVID restrictions at the time. Also, the sign is limited to 3 – 4 items at any one time.
Ken Judd expressed that the sign does not work well with green lettering.

VII. Adjournment

Meeting adjourned at 10:25 am.
Next workshop December 30,2020 at 7 pm.

Respectfully Submitted,



Barbara A Vitolo
Bookkeeper, Holiday Park

Approved by,



Cheryl Languirand Morris
Secretary, Board of Trustees